

PLANNING COMMISSION

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COUNTY STAFF

JOHN H. FORD
Director, Planning and Building

**COUNTY OF HUMBOLDT
PLANNING COMMISSION**

**825 Fifth Street
Board of Supervisors Chambers
Eureka, California**

AGENDA

Thursday, July 9, 2020

6:00 PM

Regular Meeting - Virtual

NOTE: In accordance with Executive Order N-29-20 the June 04, 2020 Planning Commission meeting will be held virtually.

HOW TO LISTEN OR WATCH THE PLANNING COMMISSION MEETING:

Listen or Watch the live stream of the Planning Commission Meeting in three ways:

1. You may access the live stream of the meeting by using the following link:

<https://zoom.us/j/99276163939> Password: 200525

2. Call in via telephone at 346 248-7799, enter Meeting ID 992-7616-3939, Password: 200525

3. Watch Access Humboldt on cable channel 10 .

A. CALL TO ORDER / SALUTE TO FLAG

B. COMMISSIONERS PRESENT

C. AGENDA MODIFICATIONS

D. PUBLIC COMMENTS

At this time persons may appear before this Commission on any matter pertinent to the Commission's Jurisdiction and that is not on the Agenda. When the Chair asks for public comment, please address the Commission from the microphone. Unless otherwise stated, speakers will have three (3) minutes for public comment. Although the Commission may briefly respond to statements or questions, under state law, matters presented under this item cannot be discussed or acted upon by the Commission at this time.

E. NEW BUSINESS**1. 2018 and 2019 General Plan and Housing Element Annual Progress Reports**

Attachments: [Memo_2018 and 2019 PC APR SR_5-21-2020.pdf](#)
[Attachment 1a - 2018 and 2019 APR BOS report.pdf](#)
[Attachment 1b - 2018 and 2019 General Plan APRs.pdf](#)
[Attachment 2_2018 and 2019 Housing Element APR summaries.pdf](#)
[Attachment 3_GOV_65400..pdf](#)

F. CONTINUED PUBLIC HEARINGS

The projects listed below are public hearing items that have generated public comment prior to the hearing date or have other issues related to them that may require discussion

1. Samoa Pacific Group, Coastal Development Permit and Development Agreement

Case Numbers CDP-13-030 and DA-17-001

Application Number 8827

Assessor Parcel Numbers (APNs) 401-031-055, 401-031-070

Samoa area

A Coastal Development Permit (CDP) for the phased subdivision of Master Parcel 3 encompassing approximately 185 acres in the Town of Samoa into 332 parcels. The change in the density or intensity of use of land, including subdivision pursuant to the State Subdivision Map Act, constitutes development under the Coastal Act and requires approval of a CDP. The project also includes the approval of a Development Agreement pursuant to Section 65864 et seq. of the Government Code. The tentative map for the phased subdivision was approved at the February 20, 2020 Planning Commission meeting and the CDP is one of the required conditions of approval necessary to complete the subdivision. At the time the tentative map was approved, a Planned Unit Development Permit was also approved to establish setbacks from property lines in the existing Samoa townsite based on the locations of existing buildings; minimum lot sizes will be reduced to 2,000 square feet; lot coverage will be increased to 80%, and parking standards will be modified to allow for areas of common parking rather than having all parking either on-site or in front of each residence. Due to dune, wetland and forest Environmentally Sensitive Habitat Areas (ESHAs) and setbacks therefrom, there will be large areas of open space within the proposed development. Parcels will be served by community domestic water supply and sewage disposal systems. Exceptions to solar shading requirements are requested to accommodate the existing developed housing areas and planned unit development standards for new construction. All development will comply with the Samoa Town Master Plan Overlay requirements and the development standards specified for Samoa in the Coastal Zoning Regulations. A Supplemental Environmental Impact Report (SEIR) which addresses the subdivision and other future permit actions was certified by the Humboldt County Planning Commission at their October 3, 2019 meeting. The final Supplemental EIR and Final EIR are available for review at the Humboldt County Planning and Building Department.

Recommendation: Find that the Planning Commission has considered the Supplemental EIR and Final EIR prepared for the proposed project, and make all of the required findings for approval of the Coastal Development Permit and Development Agreement, based on evidence in the staff report and any public testimony, and adopt the Resolutions approving the Samoa Pacific Group Coastal Development Permit and recommending the Development Agreement for approval by the Board of Supervisors subject to the recommended conditions.

Attachments: [PLN-8827-CDP Staff Report.pdf](#)
[Attachment 5 Final Supplemental MEIR.pdf](#)

2. Accessory Dwelling Unit Ordinance

Project Description: To comply with new state requirements, the Coastal Second Residential Unit Ordinance (Section 313-87.1 of Title 3 Division 1 of Humboldt County Code) and the Inland Second and Secondary Dwelling Units Ordinance (Section 314-87.1 of Title 3 Division 1 of Humboldt County Code) are being repealed and replaced by a new Accessory Dwelling Unit Ordinance. The new ordinance includes reduced parking requirements and permitting requirements to encourage construction of Accessory Dwelling Units (ADUs), allowing ADUs to be built as principally permitted structures in all zoning districts that allow single family and multifamily uses, and reducing fees charged for public water and wastewater services for ADUs. The new ordinance goes beyond state requirements by allowing “Tiny Homes” to be used as ADUs, modifying the Alternative Owner Builder (AOB) Regulations (Section 331.5-1 of Title 3 Division 3 of Humboldt County Code) to allow ADUs to be built as AOB units, and adding building codes for Tiny Homes to the building regulations in Section 331.1 of Title 3 Division 3 of Humboldt County Code. Minor amendments to the Humboldt County General Plan and six Local Coastal Plans are included to replace the reference to “Second Units” with “Accessory Dwelling Units”.

Recommendation: Adopt the Resolution to make all the required findings and recommend the Humboldt County Board of Supervisors find that the proposed ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code 21080.17 and Section 15282(h) of the State CEQA Guidelines and adopt the proposed ADU ordinance (as modified by the Planning Commission) along with its related zoning code, General Plan and Coastal Plan amendments, and changes to the building code.

Attachments: [Highlighted Draft ADU Ordinance for June 4 PC meeting.pdf](#)
[Highlighted Attachment 2_PC DRAFT INLAND ADU ORD.pdf](#)
[Highlighted Attachment 3_PC DRAFT COASTAL ADU ORD.pdf](#)
[ADU Ord_PC Supplemental 2_6.4.20.pdf](#)
[Additional Public Comment.pdf](#)

G. ADJOURNMENT

H. NEXT MEETINGS

JULY 23, 2020 6:00 pm Regular meeting - Virtual

The County of Humboldt is committed to providing equal access to all county programs, services and activities through the provision of accommodations for individuals with disabilities as required under the Americans with Disabilities Act (ADA). With 72 hours prior notice, a request for reasonable accommodation or modification can be made. Please contact the Planning Commission Clerk at 707-445-7541 or by email planningclerk@co.humboldt.ca.us or the ADA Coordinator at 844-365-0352 or by email at ada@co.humboldt.ca.us